



## **TOWN OF GRAFTON**

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### **PLANNING BOARD**

#### **PLANNING BOARD REPORT FOR FALL ANNUAL TOWN MEETING OCTOBER 15, 2018 WARRANT ARTICLES**

The following information pertains to the Planning Board's report on Articles 17, 18, and 19. For any questions or information, contact the Planning Department at (508) 839-5335 ext. 1120.

#### **Planning Board Report for Article 17: ZBL 2018-11 Amendment to the Grafton Zoning Bylaws Section 7.4.D.7 – Water Supply Protection Overlay District**

At its meeting on September 10, 2018 the Grafton Planning Board conducted a public hearing to consider the proposed amendments to the Grafton Zoning Bylaw (ZBL) Section 7.4.D.7 (Water Supply Protection Overlay District), entitled "Special Permit Uses" by adding language exempting properly permitted septic tanks and underground propane tanks. Board members present were Chairman Robert Hassinger, Vice Chairman Linda Hassinger, Clerk Sharon Carroll-Tidman, Members David Robbins and Michael Scully, and Associate Member Paul Monroe. No public comment on the article was received.

At the public hearing, the Town Planner stated the purpose of the article was to exclude septic tanks and underground propane tanks from requiring a special permit within the Water Supply Protection Overlay District. Existing language requires a special permit for underground fuel and storage tanks. The intent of this bylaw provision was to enable the review of underground tanks that would harm ground water quality. However, properly permitted septic tanks and propane tanks do not pose a threat to ground water. The article allows for the installation of these underground tanks provided they are approved and installed in conformance with applicable requirements.

Based on the Board's deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of Article 18.

#### **Planning Board Report for Article 18: ZBL 2018-12 Amendment to the Grafton Zoning Bylaws, Section 3.3.2.2**

At its meeting on September 10, 2018 the Grafton Planning Board conducted a public hearing to consider the proposed amendments to the Grafton Zoning Bylaw (ZBL) Section 3.3 entitled Intensity of Uses of the Zoning By-Laws by amending ZBL Section 3.3.2.2 by adding language allowing an increase in height by 10 feet within the Industrial and Office Light Industrial

Districts by supermajority vote. Board members present were Chairman Robert Hassinger, Vice Chairman Linda Hassinger, Clerk Sharon Carroll-Tidman, Members David Robbins and Michael Scully, and Associate Member Paul Monroe. No public comment on the article was received.

At the public hearing, the Town Planner stated the purpose of the article was to allow for an increase in height of buildings within the Industrial and Office Light Industrial Districts where the height is needed for areas such as mechanical systems, internal distribution/ conveyor systems, plumbing or other similar uses not devoted to human occupancy. The increase in height from 35 feet to 45 feet requires 4 out of 5 members of the Planning Board to approve the increase in height and that the increase complies with the objectives of the zoning bylaw. A second amendment clarifies that for applications submitted under Section 9 Campus Development Overlay District, an increase in maximum height is permissible per existing language in Section 9.6.2.2.

Based on the Board's deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of Article 19.

**Planning Board Report for Article 19: ZBL 2018-13  
Amendment to the Grafton Zoning Bylaws, Section 9.6.2.2 within Section 9 entitled  
Campus Development Overlay District**

At its meeting on September 10, 2018 the Grafton Planning Board conducted a public hearing to consider the proposed amendments to the Grafton Zoning Bylaw (ZBL) Section 9.6.2.2 within Section 9 entitled Campus Development Overlay District by adding language clarifying the requirements of a vote to approve a deviation of maximum height. Board members present were Chairman Robert Hassinger, Vice Chairman Linda Hassinger, Clerk Sharon Carroll-Tidman, Members David Robbins and Michael Scully, and Associate Member Paul Monroe. No public comment on the article was received.

At the public hearing, the Town Planner stated the purpose of the article was to specify that at least four members must vote in the affirmative to allow for increase in the maximum height of a building within the Campus Development Overlay District. The amendment which adds the words "an affirmative" to Section 9.6.2.2 was viewed by the Planning Board as a housekeeping amendment.

Based on the Board's deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of Article 20.